

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, August 29, 2023

To:

Applicant: NORTH OAK SAFETY STORAGE, LLC Email: tony@safetystorage.com

Property Owner: NORTH OAK SAFETY STORAGE, LLC Email: tony@safetystorage.com

Engineer/Surveyor: POWELL CWM INC Email: BPOWELL@POWELLCWM.COM

From: Mike Weisenborn, Project Manager

Re:

Application Number: PL2022161

Application Type: Final Plat

Application Name: Lakewood Business Center on I-470 Plat S

Location: 600 NE MAGUIRE BLVD, LEES SUMMIT, MO 64064

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Re-submittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

Voluntary Residential Development Surcharge

In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at www.cityofls.net. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Dawn Bell (816) 969-1242	Planning Manager Dawn.Bell@cityofls.net	Corrections
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1. Label lot 46 with 'lot' before the number.
2. Plat name should be titled "Lakewood Business Park - Plat S, Lot 46". Please correct in title, acknowledgement, and certification block.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to previous applicant letter. The drainage easement shown on the east property line is not defined in the dedication language, and hence is not a drainage easement. Please show this easement as a general utility easement (i.e., "U/E") rather than the undefined D/E. Please revise as appropriate.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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